



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

December 3, 2007 7:05 p.m.
Council Chamber
City Hall

NOTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Cote
Councillor Calvin Donnelly
Councillor Bill Harper
Councillor Bob Osterman
Councillor Betty McIntosh
Councillor Lorrie Williams

STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- Corporate Officer/Director of Legislative Services
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Mindy Smith	- Acting Director of Finance and Information Technology
Ms. Judi Turner	- Assistant Corporate Officer

BUSINESS

1(a) [Official Community Plan Designation Amendment Bylaw No. 7200, 2007 \[a bylaw to amend Official Community Plan Designation Bylaw No. 6476, 1998 re land use designation at 1105 Royal Avenue\]](#)

1(b) [Zoning Amendment Bylaw No. 7201, 2007 \[a bylaw to establish the definitions and standards for Transitional and Supportive Housing, establish the Garfield Transitional Housing Comprehensive Development Districts \(RM-CD-5\) and rezone the site at 1105 Royal Avenue from Light Industrial Districts \(M-1\) TO Garfield Transitional Housing Comprehensive Development Districts \(RM-CD-5\)\]](#)

- a) The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.
- b) The Corporate Officer advised of the written submissions received in response to the Notice of Hearing.

MOVED and SECONDED

THAT the following correspondence be received:

- [Email from Rodney Baker, supporting the proposal](#)
- [Penny Rogers, Kitsilano Showers for the Homeless Program, supporting the proposal](#)
- [Westcoast Genesis Society, supporting the proposal](#)
- *The Elizabeth Fry Society of Greater Vancouver, in support*
- *Email from Seniors Services Society, in support*
- *Dawn Black, MP, New Westminster-Coquitlam, in support*
- *Downtown New Westminster Business Improvement Society, in support*
- *Champagne Taste Home Consignment, in support.*

CARRIED.

All members of Council voted in favour of the motion.

- c) The Mayor invited persons having an interest in the above bylaw to address Council.

Anthony Boni of Boni Maddison Architects, was present to give an overview of the design of the project. He described the developer's intent to make the project into a Leed building and described the sustainability of the building.

Karen O'Shannacery, representing the Lookout Housing Society, rose to speak to the need for the project, the rationale for its location, and consultation on the project. She described the history of the Housing Society, its current activities, and the clients served. The project will allow residents to remain in their community and have their needs met in a safe and secure setting. The growing needs of the community for shelters and housing was outlined. The speaker described the location as suitable because of its proximity to transportation, services, and low cost restaurants. She advised that community consultation about the project included door to door, an open house, and more door to door. Over 100 of those who were contacted were supportive of the project and the design. She concluded by asking for support for the project.

Michelle Hassen of 3122 St. John Street, Port Moody, Federal-Liberal candidate for Coquitlam-Port Moody, was present to speak of transitional housing as a more permanent solution to homelessness. Such projects also revitalize communities. She voiced support for the project.

Steve McClurg of 420 Carnarvon Street, representing Voice New Westminster, rose to support the proposal as a longer term solution to homelessness. Mr. McClurg described the number of organizations, groups and political parties who also support the project. He noted that shelter beds are in a serious shortage which is evidenced by people sleeping on the streets of the city. He urged that Council work with the Salvation Army to replace the shelter beds. He urged the city to lobby the province for more funding for more shelter beds.

Ron Dick of 4881 Queensland Road, Vancouver, representing the company which owns the property adjacent to the Cliff Block, spoke of the proponent as a sensitive neighbour, which manages and maintains the Cliff Block very well.

Val MacDonald, Executive Director of the Seniors Services Society, was present to support redevelopment of the Garfield Hotel in New Westminister. She spoke of the needs of homeless seniors in the community, noting that the homeless population is growing while the individuals are also growing older. Ms. MacDonald spoke of the need for a national housing strategy to allow the construction of affordable housing for all according to their need and their ability to pay. She noted that seniors need a home to live in rather than transition housing. She urged support for the proposal.

Linda Fletcher-Gordon of 611 Queens Avenue, was present to support the proposal. She stated that the community is facing a crisis because of the rising numbers of homeless, mentally ill, and addicted and those who prey on these individuals. In addition to housing, extensive detox services are required in proximity to housing. Ms. Fletcher-Gordon concluded by urging that Council support the project.

Lyle Richardson of 606 Clarkson Street, rose to speak of the difficulty of gaining full time employment for those with mental health issues. Residing in facilities such as what is proposed in the current project make this recovery process much easier. With community support individuals have a hope for a better future. As well, Mr. Richardson noted that the new building will help clean up the city.

Chuck Puchmayr, MLA for New Westminster, 1117 Twelfth Street, was present to support the proposal as a way to meet the growing needs of the community. Mr. Puchmayr commented on the effective services provided by the proponent. He noted that in 1997 the Federal Government withdrew funding for housing which has produced a strong need for such services, however, for every dollar spent on rehabilitation a \$6 to \$7 dollar saving is produced in health care costs.

Andrew Boyd of 420 Carnarvon Street rose as Executive Director of the Westcoast Genesis Society and representing the Homeless Coalition. He noted that the Coalition was formed about 20 months ago and has developed a strategy for the community. In order for transitional beds to be successful, more beds such as those proposed in the present project are needed. There is need for more transitional and permanent supported housing and this project purports to address this need. He urged Council to support the project.

Doug Wicker of 410 Carnarvon Street, Director of the Downtown Residents' Association and Voice New Westminster was present to support long term assistance for the homeless of New Westminster. This project represents continuation of the steps being taken to support the homeless. Mr. Wicker voiced concern over the loss of shelter beds, and urged they be replaced.

Robin Kelly of 211 Seventh Street rose to represent the hospitality project at Shiloh Sixth Avenue United Church which offers services to the community, including the homeless. The Hospitality Project has enjoyed a valuable alliance with the Lookout Society. She commented on the success of the Cliff Block. She spoke of housing in general and how market rent units are becoming less attainable, making this type of transition housing even more necessary.

James Crosty, President of the Quayside Community Board, 31 Reliance Court, was present to comment on the Board's decision to support the Garfield project. He appreciated the contents of the information package received from Planning Services. On behalf of the Board, he supported the proposal.

Rick Carswell on behalf of the Brow of the Hill Residents' Association, 309 Street, was present to express the Board's unanimous support for the project. He commended the community information process and spoke of the community's support.

Andrew Bradshaw, owner of Curtis Block on Columbia Street, and three businesses in New Westminster, rose to voice his support for the proposal. He was proud to be part of the community which is supporting this project.

MOVED and SECONDED

THAT the following bylaws be referred to Council for consideration:

- Official Community Plan Designation Amendment Bylaw No. 7200, 2007;
- Zoning Amendment Bylaw No. 7201, 2007.

CARRIED.

All members of Council voted in favour of the motion.

2. [Zoning Amendment Bylaw No. 7203, 2007 \[a bylaw to amend Zoning Bylaw No. 6680, 2001 re Scrap Metal Dealers\]](#)

- a) The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.
- b) The Corporate Officer advised that there were no written submissions received in response to the Notice of Hearing.
- c) The Mayor invited persons having an interest in the above bylaw to address Council.

James Crosty of the Quayside Community Board, 31 Reliance Court, was present to report on the Board's support for the proposed bylaw.

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7203, 2007, be referred to Council for consideration.

CARRIED.

All members of Council voted in favour of the motion.

ADJOURNMENT

The Public Hearing concluded at 8:01 p.m.

Certified as being a fair and accurate report of the Public Hearing.

Richard L. Page – Corporate Officer